

\$649,900 - 213 Wentworth Row Sw, Calgary

MLS® #A2090238

\$649,900

4 Bedroom, 4.00 Bathroom, 1,637 sqft
Residential on 0.03 Acres

West Springs, Calgary, Alberta

****BELIEVE IT OR NOT!!**AMAZING DESIGN, LOCATION AND PRICE**INDOOR PARKING FOR TWO CARS - SIDE BY SIDE**** This trendy air-conditioned 3-story townhome is ideally located in the community of Wentworth and close to the many amenities - New Stoney Trail extension, Transit, Parks, Shopping, pathways, dog parks, coffee, specialty shops, health services, daycare, schools, and FUN!

The ground floor displays a sizeable main entrance with a main floor den room, storage, and quick access to your garage. The very spacious upper main living area includes beautiful engineered hardwood plank flooring throughout, a large living room with an extra flex area, a stylish kitchen with quartz countertops, an under-mount stainless steel sink, upgraded ceiling high tile kitchen backsplash with a stainless steel hood fan, sleek white cabinets with glass doors & upgraded stainless steel appliances including a five burner gas cooktop and built-in ovens. A sizeable outdoor balcony is off the family-approved dining room and offers a covered BBQ area with a gas line. The upper floor features three bedrooms, two full bathrooms, and a laundry area with a stacked washer and dryer. **BONUS:** The primary bedroom layout features a private 5-piece spa-like ensuite & big walk-in closet. The basement is fully finished and features a bedroom suite with a full bathroom and extra storage. This trendy townhome with a modern décor palette has everything you need with a



213 WENTWORTH ROW SW

REAL MEASUREMENT STANDARD - CALGARY AB
ENTRY LEVEL (AG) - 380.57 Sq Ft / 33.50 m²
MAIN LEVEL (AG) - 622.11 Sq Ft / 57.79 m²
UPPER LEVEL (AG) - 654.45 Sq Ft / 60.80 m²
TOTAL ABOVE GRADE RMS SIZE - 1637.13 Sq Ft / 152.09 m²
BASEMENT DEVELOPED AREA (BG) - 243.96 Sq Ft / 22.66 m²
BASEMENT UNDEVELOPED AREA (BG) - 67.51 Sq Ft / 6.13 m²
TOTAL AG/BG AREA - 1968.60 Sq Ft / 182.88 m²



functional yet stylish layout. A spring 2024 possession date is available! Call your friendly REALTOR(R) to book a viewing!

Built in 2017

Essential Information

MLS® #	A2090238
Price	\$649,900
Sold Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,637
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	213 Wentworth Row Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Y1

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated, Side By Side

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,
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	Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Lighting
Lot Description	Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 7th, 2023
Days on Market	11
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	JAYMAN REALTY INC.
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